



Attention Education Hill Neighborhood Residents!

We need to hear from you! A group of your neighbors has been working for the past year as the Education Hill Citizen Advisory Committee (CAC) to update policies and regulations for the Education Hill neighborhood. **We would like your comments on the Committee's specific proposals before we finish!**

**An Open House is scheduled for
Saturday, December 3rd, 2005
from 10:00 a.m. to 12:00 p.m.
at Horace Mann Elementary School,
located at 17001 NE 104th Street, Redmond.**

- **Come to the Open House, meet with members of the CAC, City staff, and members of Redmond's Planning Commission, learn more about the proposals, and provide your comments, and make your views known.**
- **After the Open House, the CAC will reconvene to consider the neighborhood's comments before forwarding their recommendation to the Planning Commission for review. Please call, write, or email your questions and views. We have enclosed a summary of the CAC's preliminary plan recommendations for you.**

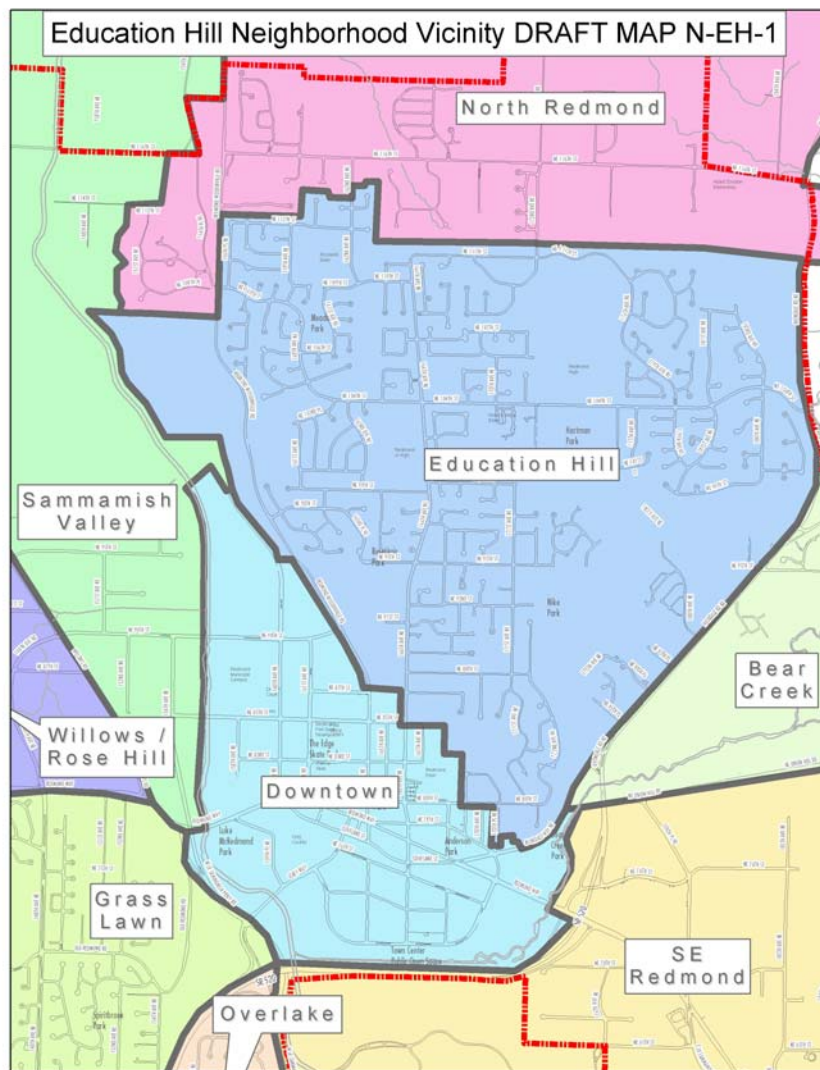
Please submit your comments using any of the methods described below by [December 10, 2005](#). Please share with us your ideas on how to make the plan better. For example, if you support a recommendation – why? If not, why not and what are your alternative recommendations?

1. **Mail or fax** the enclosed comment form (include additional pages, if needed) to:
City of Redmond, Sarah Stiteler, AICP, Senior Planner, PO Box 97010, MS:
CHPL, Redmond, WA 98073-9710, Fax (425) 556-4242. Either use your own envelope, or fold and tape this mailer so that the return address is on the outside. Please be sure to include proper postage.
 2. **Call or e-mail** Sarah Stiteler at (425) 556-2469 or ssiteler@redmond.gov or Kimberly Dietz at (425) 556-2415 or kdietz@redmond.gov.
 3. **Visit the City's web site** www.redmond.gov and click on In The Works, then Education Hill Neighborhood, to submit your comment form or to receive additional information, including more detailed analysis of the preliminary plan recommendations.
- **Attend the Planning Commission public hearing, scheduled for February, 2005. Planning Commission meetings are held on Wednesday evenings, from 7:00 to 10:00 pm. Prior to the public hearing, City staff will be available to answer any additional questions you may have about the preliminary recommendations. Comments may also be made at subsequent Citizen Advisory Committee meetings in December and January– see specific dates on the City's website, as noted above.**

Background

In June 2004, the Mayor and City Council helped kick off the update to the Education Hill and North Redmond neighborhood plans with a successful and widely attended City Services Fair and Planning Workshop. In September 2004, the Mayor and City Council appointed the twelve members of the Citizen Advisory Committee (CAC), consisting of residents from throughout the Education Hill neighborhood. The CAC immediately began their work learning about various City functions and issues within the neighborhood, and incorporating into the plan what workshop participants had identified as their top overall neighborhood needs. Before the CAC members forward their recommended plan updates to the Planning Commission and City Council, they are seeking input from all neighborhood residents.

The following document summarizes the recommendations of the Education Hill Citizen Advisory Committee. The neighborhood plan is a long-term plan that looks 20 years into the future, considering the needs and interests of current and future generations.



View of the Education Hill Neighborhood

**Education Hill Citizen Advisory Committee (CAC) Neighborhood Plan
Recommendations**

1. **Connectivity and Pedestrian Friendliness:** Participants on the CAC felt that a high level of connectivity throughout the neighborhood is vital to promoting community interaction and pedestrian activity. Recommendations of the CAC provide for vehicular connections, along with pedestrian connections through new or nearby existing developments. Safe walk paths to schools will be provided, along with trails along the neighborhood’s ravines and wooded areas.
- Safe transportation connections to neighborhood parks, schools, and community gathering places are highly emphasized.
 - More frequent and accessible transit service is encouraged for access to Downtown Redmond, Overlake and other employment centers on the Eastside and Seattle.
 - New trails and completion of existing trails should be provided for connections between neighborhoods within Education Hill and other areas of the City. Trails along ravines, streams, and natural areas are encouraged to help residents enjoy the neighborhood’s natural features.
 - 166th Avenue NE should be a “multi-modal” corridor, as recommended in the City of Redmond Transportation Master Plan. Multi-modal means the street is designed for all types of travel (car, bus, bike, walking).
 - 166th Ave NE from NE 85th to NE 104th Street should be reconfigured from 4 to 3 lanes, similar to the reconfiguration of 166th Ave NE that has been completed from Redmond Way to NE 85th St. The CAC recommends this occur only if solutions are provided for vehicular conflicts near the intersection of 166th Ave NE and NE 104th Street. The design of 166th Ave NE should include landscaped planters and medians, and provide a more pedestrian friendly environment.
 - Consider a traffic signal for the intersection of 166th Avenue NE and NE 104th Street.
 - 183rd Avenue NE should be extended north to NE 116th Street through the proposed Avondale Estates development for improved accessibility and safety.
 - 160th Avenue NE should be extended through to NE 106th Street. Completing this extension has been anticipated in City plans for many years. Providing this extension will help to maintain neighborhood character by alleviating additional traffic impacts to the central portion of the Education Hill neighborhood.

Comment here on Connectivity and Pedestrian Friendliness recommendations:

2. Parks, Recreation, and Open Space: The CAC recommends enhancing the existing public park places within Education Hill and to expand existing facilities where possible.

- Education Hill should continue to be a neighborhood known for its variety of parks and open spaces.
- Hartman Park should be improved and enhanced to become more of a neighborhood community gathering place. More amenities such as year-round food concessions, tables, benches and covered picnic areas should be provided to encourage gathering and other passive recreational activities, along with active recreational pursuits.
- The Redmond/Puget Power Trail should be designated as a linear park that serves to unify Education Hill with North Redmond, with more access points and improvement to allow for a greater diversity of uses.
- Acquire park property when adjacent to existing parks and elsewhere whenever feasible.
- Neighborhood parks should be easily accessible via the trails and sidewalk network which can also provide an important recreational activity.

Comment here on Parks, Recreation and Open Space recommendations:

3. Housing: To promote variety and choice in housing for all who live and work in Redmond, the CAC supports policies to encourage a mix of housing sizes, styles and affordability levels throughout the neighborhood. Much of Education Hill has been developed; therefore, the CAC's housing recommendations focus on the likelihood of redeveloping properties in the future. New housing could include:



- Cottage housing, a very popular style of small homes, would also be allowed in Education Hill. Because of their smaller size (less than 1,000 square feet and typically fewer occupants), two cottages will be allowed for every single-family home that could be built.
- Accessory Dwelling Units (ADU's), or "mother-in-law" units are currently allowed throughout the City of Redmond. The CAC strongly encourages ADU's as a type of housing that is affordable and provides additional choices.
- "Backyard Homes" are encouraged as an means to allow the development of additional housing on lots that are large enough. These homes will be limited in size to 1,000 square feet and could encourage more affordable housing options.
- Duplex homes – an attached form of single-family housing, would be allowed throughout the neighborhood. Other forms of multi-



plex homes e.g., triplex or fourplexes, may be allowed through a demonstration project. New design standards will require that the appearance of multiplex homes be similar to traditional detached homes. Multi-plex homes will provide additional housing opportunity, provided they demonstrate compatibility with the existing residential character of Education Hill

- New development would be encouraged to provide more housing opportunities for those who work in Redmond but can't afford to live here. Ten-percent of all new housing should be affordable to households who earn 80% of King County Median Income – this means an income of around \$69,000 for a family of four.

Comment here on Housing recommendations:

4. **Environmental Protection:** Among the assets most treasured by Education Hill residents are the neighborhood's natural beauty and open spaces. The CAC supports long-term protection of these areas through the adopted environmental regulation and policies that encourage sustainability.

- The CAC supports Low-Impact Development (LID) standards to promote environmentally sensitive construction and storm water management techniques. Examples of this include allowing the construction of narrower streets in new developments, particularly when combined with bioswales or developed as SEA Streets (Street Edge Alternatives).

Comment here on Environmental Protection recommendations:

5. **Land Use Changes:** The area north of NE 104th Street , and west of Avondale Road NE, south of NE 108th (approximately) has been proposed for higher density residential uses. This would allow residential uses that could be similar to the Essex Park condominium development just to the north. This area has good access to transit and is appropriate for somewhat higher density than the existing zoning, which is R-3, or three homes to one acre.

- The CAC supports a land use designation of Single Family Urban in this area, which allows four to eight homes per acre.

Comments here on Land Use Change recommendation:

Thank you for your comments on the Education Hill Neighborhood Plan Update. They are much appreciated and will be carefully considered by the Citizens Advisory Committee and City staff.

Please do not hesitate to contact us using the methods noted on Page 1. We look forward to hearing from you. If you would like to use this as your mailer, please fold on the line so that the address is shown below on the outside of the mailer and seal the edges with pieces of tape in the marked areas.

Additional Comments:

Education Hill Resident:

PLACE
POSTAGE
HERE

City of Redmond Planning Department
Attention: Sarah Stiteler, Senior Planner
Mail Stop: CHPL
PO Box 97010
Redmond, Washington 98073-9710